

## **NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT**

May 3, 2007

NOTICE IS HEREBY GIVEN that the County of San Diego is circulating for public review a draft Environmental Impact Report in accordance with the California Environmental Quality Act for the following project(s). These draft Environmental Impact Report(s) can be reviewed on the World Wide Web at

**[http://www.sdcounty.ca.gov/dplu/ceqa\\_public\\_review.html](http://www.sdcounty.ca.gov/dplu/ceqa_public_review.html)**, at the Department of Planning and Land Use (DPLU), Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California 92123 and at the public library(ies) listed below. Comments on these draft Environmental Impact Report(s) must be sent to the DPLU address listed above and should reference the project numbers and name.

**GPA 03-05, R03-015, TM 5341RPL<sup>5</sup>, P04-048, LOG NO. 04-19-007; SCH NO.**

**2005011064, PEACEFUL VALLEY RANCH.** The project is an equestrian oriented residential subdivision on 181.31 acres. The project includes a General Plan Amendment and Rezone to reclassify the eastern 152.46 acres from the (18) Multiple Rural Use Land Use Designation and A72 General Agriculture Use Regulation with an eight-acre minimum lot size to the (17) Estate Land Use Designation and A72 General Agriculture Use Regulation with a two-acre minimum lot size. The proposed General Plan Amendment would also delete a segment of SC 760, a planned road on the Circulation Element of the General Plan, from Olive Vista Drive in the north to State Route 94 in the south. The project also includes a subdivision to create 47 residential lots (46 new lots + one lot for an existing house) ranging in size from 2 to 7.7 acres in size. The project will also include one 6.7-acre public equestrian facility lot, one 28.9-acre private horse stable and polo training facility lot, one 3.7-acre lot reserved for a joint-use fire station and administrative offices of the Rural Fire Protection District and the U.S. Fish and Wildlife Service, one 3.7-acre open space lot and six private roadway lots. The Major Use Permit is required for operation of the polo facility because there will be matches held on-site. The project site is located within the Otay Water District but must annex the eastern 152.46 acres into the Municipal Water District and the San Diego County Water Authority before public water service can be provided. The polo field will be irrigated with groundwater. The project is located on the east side of State Route 94 at the intersection with Peaceful Valley Ranch Road within the Jamul-Dulzura Subregional Planning area within the unincorporated area of San Diego County . The draft Environmental Impact Report identified significant environmental impacts to traffic, biological resources, noise, cultural resources, groundwater resources and hazards &

hazardous materials. Comments on this proposed draft Environmental Impact Report must be received no later than June 18, 2007 at 4:00 p.m. (a 45 day public review period). This draft Environmental Impact Report can also be reviewed at the Rancho San Diego Library, located at 11555 Via Rancho San Diego, El Cajon, CA 92019. For additional information, please contact Lory Nagem at (858) 694-3823 or by e-mail at [Lory.Nagem@sdcounty.ca.gov](mailto:Lory.Nagem@sdcounty.ca.gov).

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